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10 **UNITED STATES DISTRICT COURT**
11 **DISTRICT OF NEVADA**

12 7912 LIMBWOOD COURT TRUST, a Nevada
Trust

13 Plaintiff,

14 vs.

15 WELLS FARGO BANK, N.A., a National
16 Association; MTC FINANCIAL INC. dba
17 TRUSTEE CORPS, a foreign corporation;
FEDERAL HOME LOAN MORTGAGE
18 CORPORATION, a Foreign Corporation;
DOES I through X; and ROE
19 CORPORATIONS I through X, inclusive,

20 Defendants.

Case No.: 2:13-cv-00506-PMP-GWF

ORDER

21 Plaintiff 7912 Limbwood Court Trust ("Plaintiff"), by and through its counsel of record,
22 Luis A. Ayon, Esq., of the law firm MAIER GUTIERREZ AYON, defendant MTC Financial, Inc. d/b/a
23 Trustee Corps, by and through its counsel of record, Richard J. Reynolds, Esq., of the law firm
24 BURKE, WILLIAMS & SORENSEN, LLP, and defendants Wells Fargo Bank, N.A. and Federal Home
25 Loan Mortgage Corporation, by and through their counsel of record, Christopher Benner, Esq., of
26 the law firm WRIGHT, FINLAY & ZAK, LLP, appeared on May 19, 2014, at 2:00 p.m. for a hearing
27 regarding the parties' positions on whether the Court ought to stay this matter pending a decision by
28 the Nevada Supreme Court in *Villa Palms Court 102 Trust v. Riley* and *SFR Investments Pool 1 v.*

1 *US Bank, N.A.*, both argued before the Nevada Supreme Court sitting en banc on May 7, 2014. The
2 Court, having heard the argument of counsel present at the hearing, and for good cause appearing,
3 hereby rules as follows:

4 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the litigation and discovery
5 in the above-captioned matter shall be temporarily stayed until a ruling by the Supreme Court of
6 Nevada on the effect, if any, a homeowners association foreclosure sale has on a first deed of trust;

7 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Defendants, together
8 with any of their affiliates, agents, and employees, will not assert ownership, transfer, and/or
9 foreclose upon the subject property – 7912 Limbwood Court, Las Vegas, NV 89131 (the
10 “Property”) – during the pendency of this stay, or without further order of this Court;

11 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Plaintiff will not sell,
12 transfer, assign, encumber, or otherwise attempt to dispossess any interest in the Property during
13 the pendency of this stay, or without further order of this Court; and

14 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all pending motions are
15 DENIED WITHOUT PREJUDICE and will automatically be reopened upon lifting of the stay;

16 IT IS FINALLY ORDERED, ADJUDGED AND DECREED that all pending deadlines in
17 this matter are stayed until further order of this Court.

18 DATED: May 27, 2014

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21 U.S. DISTRICT COURT JUDGE

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